

CITY COUNCIL  
CITY OF WICHITA  
KANSAS

City Council Meeting  
December 12, 2000, 9:00 A.M.

City Hall  
455 North Main

ORDER OF BUSINESS

- Call to Order
- Invocation
- Pledge of Allegiance
- Approve the minutes of the previous meeting

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AWARDS AND PRESENTATIONS

- Youth Community Service Awards - Wichita's Promise

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PUBLIC AGENDA

- 1. Jacenta Clark – Parking for Semi-Trailers.

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NEW BUSINESS

- 2. Issuance of Industrial Revenue Bonds – Cessna Aircraft Company. (Districts III and V)

Industrial Revenue Bond proceeds will be utilized to expand and upgrade facilities, technology, and manufacturing equipment to accommodate Cessna's growing product line and volume of sales.

RECOMMENDED ACTION: Close the public hearing; approve first  
reading of the Ordinance

3. [Issuance of Industrial Revenue Bonds – Bombardier Learjet.](#) (District V)

Industrial Revenue Bond proceeds will be used to purchase, acquire, construct, and equip improvements and additions for development and production of business jet aircraft.

RECOMMENDED ACTION: Close the public hearing; approve first reading of the Ordinance

4. [Issuance of Industrial Revenue Bonds – The Coleman Company, Inc.](#) (District I)

Industrial Revenue Bonds will be used to acquire, construct, and install new tooling and manufacturing equipment.

RECOMMENDED ACTION: Close the public hearing; approve first reading of the Ordinance

5. [Issuance of Industrial Revenue Bonds – Big Dog Motorcycles, L.L.C.](#) (District I)

Industrial Revenue Bond proceeds will be used to acquire, refurbish, and equip the former Quality Chevrolet building at 1520 East Douglas.

RECOMMENDED ACTION: Close the public hearing; approve first reading of the Ordinance

6. [Issuance of Industrial Revenue Bonds – Dean and DeLuca, Inc.](#) (District I)

Industrial Revenue Bond proceeds will be used for expansion of its facility at 2526 East 36<sup>th</sup> Street North Circle.

RECOMMENDED ACTION: Close the public hearing; approve first reading of the Ordinance

7. [The Boeing Company – Non-annexation Agreement Extension.](#)

RECOMMENDED ACTION: Approve the extension and adopt the Resolution.

8. [Local Law Enforcement Block Grant.](#)

The City is eligible to receive Local Law Enforcement Block Grant Funding for the year 2000. It is recommended that the funds be used for the City Manager's Youth Coordinator project, Municipal Court service officers, and the Police Department.

RECOMMENDED ACTION: Close the public hearing; approve receipt and use of funds; authorize the necessary signatures.

9. Water and Sewer Rate Adjustments.

The City Council previously approved water and sewer rate adjustments in the 2001-2002 budget. The recommended adjustments are necessary for development of future water supply sources, expansion of distribution systems, construction of new sewage treatment facilities, and rehabilitation of sewage collection pipelines.

RECOMMENDED ACTION: Approve the proposed water and sewer rate adjustments.

(11:00 a.m.)

10. Repair or Removal of Dangerous and Unsafe Structures – 915 East 9<sup>th</sup>. (District I)

The City Council adopted a Resolution setting December 12, 2000, at 11:00 a.m., as the date and time for the public hearing.

RECOMMENDED ACTION: Close the public hearing; adopt the Resolution.

11. C & D Landfill – Selection of Operating Contractor.

The City Council previously approved solicitation of proposals for development and operation of a construction and demolition (C & D) landfill.

RECOMMENDED ACTION: Select the Contractor; authorize negotiation of Contract.

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CITY COUNCIL AGENDA

12. Board Appointments.

RECOMMENDED ACTION: Make the appointments.

13. Proclamations:

RECOMMENDED ACTION: Authorize issuance of the Proclamations.

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CONSENT AGENDA

14. Report of the Board of Bids and Contracts Dated December 11, 2000.

RECOMMENDED ACTION: Receive and file the report; approve the Contracts; authorize the necessary signatures.

15. Applications for Licenses to Retail Cereal Malt Beverages:

| <u>Renewal</u> | <u>2000</u>                 | <u>(Consumption on Premises)</u>       |
|----------------|-----------------------------|--|
| Mon Fee Wong   | Golden Dragon Restaurant*   | 6100 East 21 <sup>st</sup> Street #180 |
| John G. Harmon | Casey's General Store #1860 | <u>(Consumption off Premises)</u>      |

\*General/Restaurant - 50% or more of gross receipts derived from sale of food.

RECOMMENDED ACTION: Approve the licenses.

16. Deeds and Easements:

- a) Easement dated November 7, 2000 from Sonar Sangam, Inc. for a tract of land in Lot 2, Block 3, South Broadway Industrial Park, Wichita, Kansas (Private Project, OCA #607681). No cost to City.
- b) Sidewalk Easement dated November 13, 2000 from USD 259 for a tract of land in Lots 7 through 14, Humphrey's Addition, an Addition to Sedgwick County, Kansas (Seneca, Maple to McLean, OCA # 706747). No cost to City.
- c) Dedication dated November 13, 2000 from USD 259 for a tract of land in Lots 7 through 14, Humphrey's Addition, an Addition to Sedgwick County, Kansas (Seneca, Maple to McLean, OCA # 706747). No cost to City.
- d) Drainage Dedication dated November 29, 2000 from J. W. Russell, President J. W. Russell Construction Co., Inc. for a tract of land in Reserve "B", Park West Plaza, an Addition to Wichita, Kansas. (Private Project, OCA #607861). No cost to City.
- e) Sanitary Sewer Easement dated November 1, 2000 from the Don F. Reed Family Trust, Advantage Trust Company, for a tract of land in Lots 31, 33 and 35, Spring Grove 2nd Addition, Sedgwick County, Kansas (Phase 4 Sanitary Sewer Reconstruction, OCA #620295). No cost to City.
- f) Sanitary Sewer Easement dated November 10, 2000 from Cessna Aircraft for a tract of land in the Southeast Quarter of Section 3, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas (Lat. 459, SWI, OCA #743855). No cost to City.
- g) Dedication dated July 6, 2000 from Home Depot, USA, Inc., for a tract of land in Lot 1, Block 1, Carriage House plaza Fourth Addition to Wichita, Sedgwick County, Kansas (Private Project, OCA #607861). No cost to City.
- h) Dedication dated July 19, 2000 from K-DA, Inc., for a tract of land in Lot 4, Block 1, Carriage House Plaza Fourth Addition to Wichita, Sedgwick County, Kansas (Private Project, OCA #607861). No cost to City.
- i) Dedication dated July 6, 2000 from BBK, LLC, for a tract of land in Lot 3, Block 1, Carriage House plaza Fourth Addition to Wichita, Sedgwick County, Kansas (Private Project, OCA #607861). No cost to City.

RECOMMENDED ACTION: Receive and file.

17. Subdivision Plans and Specifications.

RECOMMENDED ACTION: Approve and advertise for bids to be submitted to the Board of Bids.

18. Statements of Cost:

- a) Improving Limuel from the north line of the plat, south to and including the cul-de-sac to serve Auburn Hills 10th Addition, (south of Maple, east of 135th Street West). Total Cost - \$44,406.48 (plus idle fund interest - \$1,260.02, plus temporary note interest - \$1,237.50). Financing to be issued at this time - \$46,904.00. (765638/472-83242/490-749).
- b) Improving Suncrest from the west line of Westridge Village Addition to the west line of Holland Lane to serve Lots 7 through 13, Block E, Westridge Village Addition, (north of 13th Street North, west of Ridge Road). Total Cost - \$46,417.15 (less idle fund interest - \$98.15, plus temporary note interest - \$1,375.00). Financing to be issued at this time - \$47,694.00. (762765/472-82504/490-379).
- c) Improving Oak Ridge Circle, from the east line of Tyler to include the cul-de-sac, serving Lots 2 through 14, inclusive, Block 1, Oak Ridge 2nd Addition, (north of 29th Street North, east of Tyler Road). Total Cost - \$92,108.84 (plus idle fund interest - \$4,842.66, plus temporary note interest - \$2,502.50). Financing to be issued at this time - \$99,454.00. (765603/472-82834/490-714).
- d) Improving Maple Dunes Court to serve Maple Dunes Addition, (north of Maple, east of 135th Street West). Total Cost - \$44,057.88 (plus idle fund interest - \$2,308.62, plus temporary note interest - \$1,237.50). Financing to be issued at this time - \$47,604.00. (765616/472-82831/490-727).
- e) Improving Chateau; Mount Vernon; Smithmoor Streets and Leeanne Lane to serve Smithmoor Ninth Addition, (south of Harry, west of Greenwich Road). Total Cost - \$253,593.55 (plus idle fund interest - \$15,665.95, plus temporary note interest - \$7,012.50). Financing to be issued at this time - \$276,272.00. (765599/472-83107/490-710).
- f) Improving Decel and Left Turn Lane in 21st Street North from the Northwest Corner of Lot 1, Block 1, to the northeast corner of Lot 1, Block 1, to serve Legacy Park Wilson Estates Addition, (south of 21st Street North, west of Webb Road). Total Cost - \$106,641.27 (plus idle fund interest - \$3,317.73, plus temporary note interest - \$3,025.00). Financing to be issued at this time - \$112,984.00. (765632/472-83231/490-743).
- g) Improving 151st Street West from the north line of US 54, north to the north line of Hendryx, to serve Reece Farms Estates and Auburn Hills 5th Addition, (north of Kellogg, east of 151st Street West). Total Cost - \$196,708.81 (plus idle fund interest - \$4,651.51, plus temporary note interest - \$14,020.68). Financing to be issued at this time - \$215,381.00. (764944/472-82904/490-596).
- h) Improving Regency Lakes; Mainsgate; Brandon; Regency Lakes Court; Maingate Court and Brandon Circle to serve Regency Lakes Addition, (north of 21st Street North, west of Greenwich Road). Total Cost - \$373,777.07 (plus idle fund interest - \$13,549.43, plus temporary note interest - \$10,312.50). Financing to be issued at this time - \$397,639.00. (765620/472-82812/490-731).

- i) Improving Jewell Circle; Rita; and Rita Court to serve Lindsay's Orchard Addition, (north of Pawnee, west of Maize Road). Total Cost - \$135,743.07 (plus idle fund interest - \$7,502.43, plus temporary note interest - \$3,712.50). Financing to be issued at this time - \$146,958.00. (765617/472-83189/490-728).
- j) Improving Hickory Creek; Harvest Lane; and Harvest Lane Courts to serve Hickory Creek Estates, (south of 13th Street North, west of 119th Street West). Total Cost - \$288,390.74 (plus idle fund interest - \$16,129.76, plus temporary note interest - \$7,837.50). Financing to be issued at this time - \$312,358.00. (765614/472-83183/725).
- k) Improving Georgia; Gilda; 42nd Street South and Sidewalk to serve Wheatland Addition, (south of MacArthur, west of Hoover). Total Cost - \$112,847.97 (plus idle fund interest - \$5,995.53, plus temporary note interest - \$3,162.50). Financing to be issued at this time - \$122,006.00. (765612/472-83076/490-723).
- l) Improving Pawnee Court to serve Lots 1 through 12, Block 1, Wilderness at the Park, (south of Pawnee, east of Maize Road). Total Cost - \$77,080.28 (plus idle fund interest - \$4,340.72, plus temporary note interest - \$2,090.00). Financing to be issued at this time - \$83,511.00. (765597/472-82385/490-708).
- m) Improving Zelta/Laguna; Laguna Court; Zelta Courts and Sidewalk to serve Woodland Lakes Estates 2nd Addition, (north of Harry, east of Greenwich Road). Total Cost - \$402,384.56 (plus idle fund interest - \$13,184.70, plus temporary note interest - \$15,075.74). Financing to be issued at this time - \$430,645.00. (765570/472-83073/490-681).
- n) Improving Patterson from the west line of Broadway to the east line of Henry Jones Addition to serve Bromilow's Addition and Unplatted Tracts, (south of 31st Street South, west of Broadway). Total Cost - \$130,570.79 (less Storm Water Utility Funds - \$30,000.00, less idle fund interest - \$1,395.61, plus temporary note interest - \$7,590.82). Financing to be issued at this time - \$106,766.00. (764381/472-82851/490-541).
- o) Improving 36th Street North from the east line of Lot 7, Block 1 to the west line of Ridgewood, and on Ridgewood from the south line of 37th Street North to the south line of 36th Street North to serve Great Plains Business Park 2nd Addition, (south of 37th Street North, east of Oliver). Total Cost - \$254,463.72 (plus idle fund interest - \$8,378.28, plus temporary note interest - \$6,875.00). Financing to be issued at this time - \$269,717.00. (765618/472-83187/490-729).
- p) Improving Brentwood from the north line of Clark to the south line of Mount Vernon to serve Mayberry Addition; Mount Vernon Heights Addition and Unplatted Tract, (south of Mount Vernon, west of Oliver). Total Cost - \$61,600.00 (plus idle fund interest - \$2,703.50, plus temporary note interest - \$1,677.50). Financing to be issued at this time - \$65,981.00. (765595/472-83100/490-706).
- q) Improving Holyoke from the north line of 25th Street North to the south line of 26th Street North to serve College Crest Addition, (south of 29th Street North, east of Hillside). Total Cost - \$79,057.14 (plus idle fund interest - \$3,993.86, plus temporary note interest - \$2,200.00). Financing to be issued at this time - \$85,251.00. (765571/472-83079/490-682).
- r) Improving Alley between Broadway and Topeka, from the north line of English to the south line of William and Sanitary Sewer Relocation to serve English Addition, (south of Douglas, east of Broadway). Total Cost - \$66,111.34 (plus idle fund interest - \$4,929.76, plus temporary note interest - \$2,473.90). Financing to be issued at this time - \$73,515.00. (762252/472-82404/490-328).

RECOMMENDED ACTION: Receive and file.

19. Petitions for Public Improvements:

- a) [Sanitary](#) Sewer and Water Distribution System to serve Newmarket Square Addition – north of 21<sup>st</sup>, west of Maize. (District V)

RECOMMENDED ACTION: Approve the Petitions; adopt the Resolutions.

20. Minutes of Advisory Boards/Commissions:

|                                       |            |
|---------------------------------------|------------|
| Board of Electrical Appeals           | 10-12-2000 |
| Board Of Health                       | 10-12-2000 |
| Board Of Park Commissioners           | 10-16-2000 |
| District Advisory Board VI            | 09-20-2000 |
| District Advisory Board VI            | 10-02-2000 |
| District Advisory Board VI            | 10-18-2000 |
| District Advisory Board VI            | 11-06-2000 |
| Metropolitan Area Planning Commission | 10-19-2000 |
| Wichita Airport Advisory Board        | 08-07-2000 |
| Wichita Employees' Retirement System  | 10-18-2000 |

RECOMMENDED ACTION: Receive and file.

21. Consideration of Street Closures/Uses.

RECOMMENDED ACTION: Approve the street closures/uses.

22. Agreements/Contracts:

- a) [Lawrence](#)-Dumont Stadium improvements and modifications. (District VI)
- b) [Supplemental](#) – construction engineering – landscaping Maple (Maize to 135<sup>th</sup> Street West). (District V)
- c) [Correctional](#) Counseling of Kansas – Victims' Rights Program.
- d) [Andover](#) Inter-Local Agreement – authorization of capital expenditures for water lines.
- e) [Memorandum](#) of Understanding – Cheney Watershed.
- f) [Professional](#) Services – McDonald, Tinker, Skaer, Quinn & Herrington, P.A.
- g) [Professional](#) Services - Duncan & Allen, and Triplet Woolf & Garretson.
- h) [Design](#)/build – Webb Road Pump Station. (District II)
- i) [Via](#) Christi Health Systems – installation of fiber optic facilities.

RECOMMENDED ACTION: Approve the Agreements/Contracts; authorize the necessary signatures.

23. [KDOT Applications for Transportation Enhancement Projects – Pedestrian/Bike Trail.](#)

RECOMMENDED ACTION: Approve the applications and authorize the necessary signatures.

24. [Non-Residential Historic Preservation Loan Program.](#)

RECOMMENDED ACTION: Approve the budget transfer and amendment to the Memorandum of Understanding; authorize the necessary signatures.

25. [Property Acquisition:](#)

- a) [No. 6 Hunter](#) for the East Kellogg Improvement Project. (District II)
- b) [Part](#) of 509 North Rutan for the Hillside/Central Intersection Project. (District II)

RECOMMENDED ACTION: Approve the budgets and Contracts; authorize the necessary signatures.

26. [Transfer Funds within Sewer Utility.](#)

RECOMMENDED ACTION: Approve the budget adjustments.

27. [Century II/Expo Hall Budget Adjustments.](#)

RECOMMENDED ACTION: Approve the budget adjustments.

28. [Public Exigency Project, Sanitary Sewer Repairs.](#) (District II)

RECOMMENDED ACTION: Affirm exigency approval.

28a. [Purchase of SCADA System Software – Water and Sewer.](#)

RECOMMENDED ACTION: Approve the purchase.

29. [Self Supporting Municipal Improvement District \(SSMID\).](#)

RECOMMENDED ACTION: Adopt the Resolution.

30. [Cerebral Palsy Research Foundation of Kansas; Resolution of Support for State Housing Trust Fund Application.](#)

RECOMMENDED ACTION: Adopt the Resolution.



31. Mennonite Housing: Resolution of Support for State Housing Trust Fund Application.

RECOMMENDED ACTION: Adopt the Resolution.

32. Ordinance Appropriating the 2001 Budget and Ratifying the Payment of All Claims Against the 2000 Budget.

RECOMMENDED ACTION: Approve first reading of the Ordinance.

33. Sidewalk Repair Ordinance.

An Ordinance making a special assessment to pay for the improvement of and providing a tax levy for the cost of construction of sidewalks in the City of Wichita, Kansas.

RECOMMENDED ACTION: Approve first reading of the Ordinance.

34. Second Reading Ordinance: (First read November 28, 2000)

a) Alternative Correctional Housing.

An Ordinance amending sections 20.08.010, 20.08.060, 20.08.080, 20.08.090, 20.08.100, 20.08.120, 20.08.130, and 20.08.140 of the Code of the City of Wichita, Kansas, and amending section 20.08.110 as amended by ordinance 44-469, and repealing the originals of said sections; pertaining to the licensing of alternative correctional housing facilities; and also repealing sections 20.08.020 and 20.08.030 of the code of the City of Wichita, Kansas, and repealing section 20.08.040 as amended by Ordinance No. 44-629, and creating new sections 2.12.1150, 2.12.1155, and 2.12.1157, pertaining to the duties of the Alternative Correctional Housing Advisory Board and abolishing the regulatory board; and also creating new section 20.08.015 pertaining to enforcement of the alternative correctional housing licensing ordinance.

RECOMMENDED ACTION: Adopt the Ordinance.

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PLANNING AGENDA

NOTICE: Public hearing on planning items is conducted by the MAPC under provisions of State law. Adopted policy is that additional hearing on zoning applications will not be conducted by the City Council unless a statement alleging (1) unfair hearing before the MAPC, or (2) alleging new facts or evidence has been filed with the City Clerk by 5p.m. on the Wednesday preceding this meeting. The Council will determine from the written statement whether to return the matter to the MAPC for rehearing.

\*35. S/D 99-87 Plat of Sawmill Creek Addition Located on the Northeast Corner of Rock Road and 45<sup>th</sup> Street North.  
(District II)

RECOMMENDED ACTION: Approve the documents and plat; authorize the necessary signatures; adopt the Resolutions.

- \*36. [SUB2000-89](#) Plat of Security Storage Hillside Addition, Located on the Northwest Corner of Hillside and Kellogg.  
(District I)

RECOMMENDED ACTION: Approve the documents and plat; authorize  
the necessary signatures; adopt the Resolutions;  
approve first reading of the Ordinance.

37. [CON2000-00042](#) Conditional Use to Permit 190-foot High Communication Tower in Limited Commercial Zoning District, Located on the West Side of Amidon and South of the Big Ditch – 3357 North Amidon.  
(District VI)

MAPC Recommendation: Approve, subject to conditions.  
Staff Recommendation: Deny.  
DAB Recommendation: Approve, subject to conditions.

RECOMMENDED ACTION: Approve the Conditional Use, subject to  
conditions; OR

Return the application to the MAPC for  
reconsideration.

38. [CON2000-00044](#) Conditional Use to Permit 150-foot High Communication Tower in Limited Industrial Zoning District, Located North of 9<sup>th</sup> Street North between Hoover and I-235 – 1025 North Hoover. (District VI)

MAPC Recommendation: Approve, subject to conditions.  
Staff Recommendation: Deny.  
DAB Recommendation: Approve, subject to conditions.

RECOMMENDED ACTION: Approve the Conditional Use, subject to  
conditions; OR

Return the application to the MAPC for  
reconsideration

39. [CON2000-00045](#) Conditional Use Permit to Allow a Wireless Communication Facility, Located East of Roosevelt and North of 9<sup>th</sup> Street North. (District I)

MAPC Recommendation: Approve, subject to conditions.  
Staff Recommendation: Approve, subject to conditions.  
DAB Recommendation: Approve.

RECOMMENDED ACTION: Approve the Conditional Use, subject to  
conditions; OR

Return the application to the MAPC for  
reconsideration

40. [CUP2000-00040](#) (DP3 #2) CUP Amendment to Permit 130-foot High Communication Tower in General Commercial Zoning District, Located South of 20<sup>th</sup> Street North and West of Woodrow at Twin Lakes Shopping Center. (District VI)

MAPC Recommendation: Approve, subject to conditions.  
Staff Recommendation: Deny.  
DAB Recommendation: Approve, subject to conditions.

RECOMMENDED ACTION: Approve the Conditional Use, subject to conditions; OR

Return the application to the MAPC for reconsideration

41. [CUP2000-00046](#) (DP37 #3) CUP Amendment to Permit 150-foot High Communication Tower in Limited Commercial Zoning District, Located South of University and West of Holland. (District V)

MAPC Recommendation: Approve, subject to conditions.  
Staff Recommendation: Deny.  
DAB Recommendation: Deny.

RECOMMENDED ACTION: Approve the Conditional Use, subject to conditions; OR

Return the application to the MAPC for reconsideration

- \*42. [ZON2000-00046](#) (Associated with CON2000-00040) Zone Change Request from Single-Family Residential to Limited Commercial, Located on the Southeast Corner of 135<sup>th</sup> Street West and 21<sup>st</sup> Street North.

RECOMMENDED ACTION: Approve the zone change, subject to Protective Overlay and first reading of the Ordinance.

- \*43. [ZON2000-00047](#) Zone Change from Single-Family Residential to Neighborhood Office, Located 750 Feet North of Maple on the West Side of Ridge Road.

RECOMMENDED ACTION: Approve the zone change, subject to Protective Overlay; approve first reading of the Ordinance.

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AIRPORT AGENDA

NOTICE: The City Council is meeting as the governing body of the Airport for consideration and action on items on this Agenda, pursuant to State law and City ordinance. The meeting of the Authority is deemed called to order at the start of this Agenda and adjourned at the conclusion

44. [Video Recorder – Computer Controlled Access System.](#)

RECOMMENDED ACTION: Accept the proposal; authorize the necessary budget transfers.

45. [Supplemental Agreement No. 5, Airparts Company, Inc.](#)

RECOMMENDED ACTION: Approve the Agreement; authorize the necessary signatures.

46. [BAX Global – Cargo Building Agreement.](#)

RECOMMENDED ACTION: Receive and file.

47. [AIP Grant Amendment and Refund.](#)

RECOMMENDED ACTION: Approve the refund and Grant amendment; authorize the necessary signatures.

48. [Supplemental Agreement No. 1, Learjet Inc., Customer Service Facility.](#)

RECOMMENDED ACTION: Approve the Agreement; authorize the necessary signatures.

49. [Purchase of Snow Removal Unit.](#)

RECOMMENDED ACTION: Approve the purchase; and authorize solicitation of bids.

50. [Natural Gas Service.](#)

RECOMMENDED ACTION: Approve the Addendum; authorize the necessary signatures.

51. [Airfield Pavement](#).

RECOMMENDED ACTION: Approve the projects; authorize selection of design engineers.

52. [Agreement – U.S. Department of Agriculture](#).

RECOMMENDED ACTION: Approve the Agreement; authorize the necessary signatures.

53. [Supplemental Agreements: Cessna Aircraft Company and Raytheon Aircraft Services, Inc.](#)

RECOMMENDED ACTION: Approve the supplemental Agreements; authorize the necessary signatures.

Adjournment

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